



Local Agency Formation Commission
LAFCO of Napa County

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May 7, 2007
Agenda Item No. 7b

May 7, 2007

TO: Local Agency Formation Commission

FROM: Keene Simonds, Executive Officer

SUBJECT: Comments on the County of Napa's Draft General Plan Update and Draft Environmental Impact Report (Action)

The Commission will consider authorizing the Chair to sign a letter commenting on the County of Napa's Draft General Plan Update and Draft Environmental Impact Report.

On February 16, 2007, the County of Napa released a Draft General Plan Update along with an accompanying Draft Environmental Impact Report for public review and comment. The Commission received a presentation on both documents at its April 2, 2007 meeting from County Planning Director Hillary Gitelman. Staff has reviewed both documents and has prepared the attached comment letter for signature by the Chair. The deadline for submitting comments is June 18, 2007.

Discussion

The Draft General Plan Update identifies the County's land use and development policies through the year 2030. The document continues to reflect the policies of the current 1983 General Plan with respect to protecting and promoting agricultural uses and directing urban development to cities and already developed unincorporated areas in Napa County. In terms of notable changes, the document proposes new land use designations for Angwin and the Napa Pipe area that could facilitate additional urban development. The document also includes an urban growth boundary for the City of American Canyon that reflects its sphere of influence plus unincorporated lands to the east that fall below the 15 percent contour line of the adjacent foothills.

The Draft Environmental Impact Report (DEIR) considers five distinct planning alternatives associated with the Draft General Plan Update. These alternatives are summarized below.

Alternative "A"

Under this planning alternative the County would effectively readopt the 1983 General Plan with only a few minor revisions. The DEIR estimates that this alternative would result in the addition of 2,235 dwelling units and 5,013 residents in the unincorporated area between 2005 and 2030.

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Mayor, City of Calistoga

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Councilmember, City of Napa

Cindy Coffey, Alternate Commissioner
Councilmember, City of American Canyon

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County of Napa Supervisor, 1st District

Bill Dodd, Commissioner
County of Napa Supervisor, 4th District

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Representative of the General Public

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Alternative “B”

Under this planning alternative the County would adopt portions of the Draft General Plan Update. This would include making minor land use changes involving Angwin as well as redesignating the Napa Pipe area as “transitional” to accommodate a mixture of future commercial, industrial, and residential uses. The DEIR estimates that this alternative would result in the addition of 3,885 housing units and 9,029 residents in the unincorporated area between 2005 and 2030.

Alternative “C”

Under this planning alternative the County would adopt most portions of the Draft General Plan Update. This would include making changes covered under Alternative B as well as redesignating land in Angwin and Pope Valley from agriculture to urban use, which would be contingent on voter approval pursuant to Measure J. The DEIR estimates that this alternative would result in the addition of 7,635 housing units and 18,063 residents in the unincorporated area between 2005 and 2030.

Alternative “D”

Under this planning alternative the County would modify the current 1983 General Plan by expanding policies relating to resource conservation. No other substantive changes would be implemented under this alternative. The DEIR estimates that this alternative would result in the addition of 1,951 housing units and 4,390 residents in the unincorporated area between 2005 and 2030.

Alternative “E”

Under this planning alternative the County would adopt portions of the Draft General Plan to allow for additional hillside residential development, reduce parcel density requirements, and make a number of transportation-related improvements. The DEIR estimates that this alternative would result in the addition of 6,535 housing units and 15,075 residents in the unincorporated area between 2005 and 2030.

* As of 2005, the DEIR states that there were 11,855 housing units and 28,600 residents in unincorporated Napa County.

Analysis

It is reasonable to assume that the implementation of the Draft General Plan Update will facilitate development projects that will require action from the Commission. Specific actions that could be engendered by the Draft General Plan Update include annexations, special district formations, and revisiting regional service needs as part of the municipal service review process. In particular, the potential intensification of urban uses in Angwin and the Napa Pipe area will likely trigger the need for new or elevated public services to accommodate additional growth within these areas.

Staff has prepared a comment letter regarding the Draft General Plan Update and Draft Environmental Impact Report for signature by the Chair. The letter discusses the potential need for new or elevated services to accommodate additional development in Angwin and the Napa Pipe area as well as suggested revisions to the Draft Environmental Impact Report.

Recommendation

It is recommended that the Commission take the following action:

1. Authorize the Chair to sign the attached letter with any desired changes commenting on the County's Draft General Plan Update and Draft Environmental Impact Report

Respectfully submitted,

Keene Simonds
Executive Officer

Attachments:

- 1) Draft Comment Letter to Hillary Gitelman, County Planning Director



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May 7, 2007

Hillary Gitelman, Planning Director
County of Napa
1195 Third Street, Room 210
Napa, CA 94559

SUBJECT: Draft General Plan Update and Draft Environmental Impact Report

Ms. Gitelman:

Thank you for presenting the Local Agency Formation Commission (LAFCO) of Napa County with the opportunity to comment on the County of Napa's Draft General Plan Update and Draft Environmental Impact Report. LAFCO will use both final documents in fulfilling its regulatory and planning responsibilities under the authority of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. These duties include, but are not limited to, approving annexations, sphere of influence updates, and special district formations, consolidations, or dissolutions.

With respect to the Draft General Plan Update, LAFCO's primary consideration pertains to the Agricultural Preservation and Land Use Element. Notably, this section enumerates the goals and policies of the County with regard to future land uses in Napa County. With this in mind, LAFCO offers the following comments.

Regional Planning Issues

Policy Ag/LU-125 addresses the role of LAFCO in directing future growth and development in Napa County. This is an important addition to the County General Plan, and LAFCO welcomes the County's commitment to work with the Commission in encouraging urban-centered growth and the preservation of agricultural and open-space lands.

Angwin

The Draft General Plan Update identifies two alternatives that would make substantive changes to land use designations and zoning standards involving the unincorporated community of Angwin (pages 51-58). With minor variations, both alternatives would eliminate existing agricultural zoning standards for all

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lands designated for urban use. Both alternatives would also redesignate a number of developed properties from agriculture to urban, which is subject to a countywide vote as required under Measure J. If implemented, it is expected that both alternatives would facilitate the expansion and intensification of urban uses in Angwin. It is also reasonable to expect that the expansion and intensification of urban uses would trigger the need for a range of new or elevated public services. The Final General Plan Update and Final Environmental Impact Report would be measurably strengthened by contemplating and addressing these needs.

Napa Pipe Area

The Draft General Plan Update redesignates approximately 250 acres of unincorporated land in south Napa County from industrial to transitional use. The subject area is located immediately south of the City of Napa and includes the former site of the Napa Pipe Company. The intent of this redesignation is to provide flexibility to the County in redeveloping the area with a mixture of commercial, industrial, and residential uses. If implemented, it is expected that redevelopment would trigger the need for a range of new or elevated public services. The Final General Plan Update and Final Environmental Impact Report would be measurably strengthened by contemplating and addressing these needs.

Berryessa Estates/Berryessa Highlands

The Draft General Plan Update provides summary descriptions involving the unincorporated communities of Berryessa Estates and Berryessa Highlands (pages 57-60). The Final General Plan Update should recognize that these communities receive water and sewer services from the Lake Berryessa Resort Improvement District and the Napa Berryessa Resort Improvement Districts, respectively.

In terms of the Draft Environmental Impact Report, the document provides a satisfactory review of the impacts associated with implementing the General Plan Update. However, the document does not address specific activities or projects that would underlie the implementation process. It is LAFCO's understanding that this approach is by design and that the County will address the impacts associated with implementing specific phases of the General Plan Update as part of separate environmental documents. However, as mentioned in the preceding section regarding Angwin and the Napa Pipe area, the Final Environmental Impact Report would be strengthened by addressing the probable need for new or elevated public services to accommodate additional growth within these areas. Other comments regarding the Draft Environmental Impact Report include:

- Mitigation Measures 4.13.3.1b and 4.13.4.1 would require that the County include a policy in the Final General Plan Update to coordinate with public and private service providers to verify the availability of adequate water and wastewater services to accommodate new development projects. These mitigation measures should be amended to also require that the County coordinate with LAFCO pursuant to California Government Code §56000 et seq.
- Figure 3.0-2 identifies Bell Canyon Reservoir as part of the water supply system of the City of Napa. Bell Canyon Reservoir is part of the water supply system of the City of St. Helena.
- Page 4.13.53 suggests that the Napa Sanitation District is an independent special district. Napa Sanitation District is a dependent special district as defined under California Government Code §56044.
- Pages 4.13.15 through 4.13.33 provide a summary of public water service operations in Napa County. The majority of information included in this section is drawn directly from LAFCO's *Comprehensive Water Service Study* (2004). LAFCO requests that the Final Environmental Impact Report identify LAFCO as the information source where appropriate.

If you have any questions, please contact the LAFCO Executive Officer Keene Simonds at ksimonds@napa.lafco.ca.gov or by phone at (707) 259-8645.

Sincerely,

Jack Gingles
Chairman